

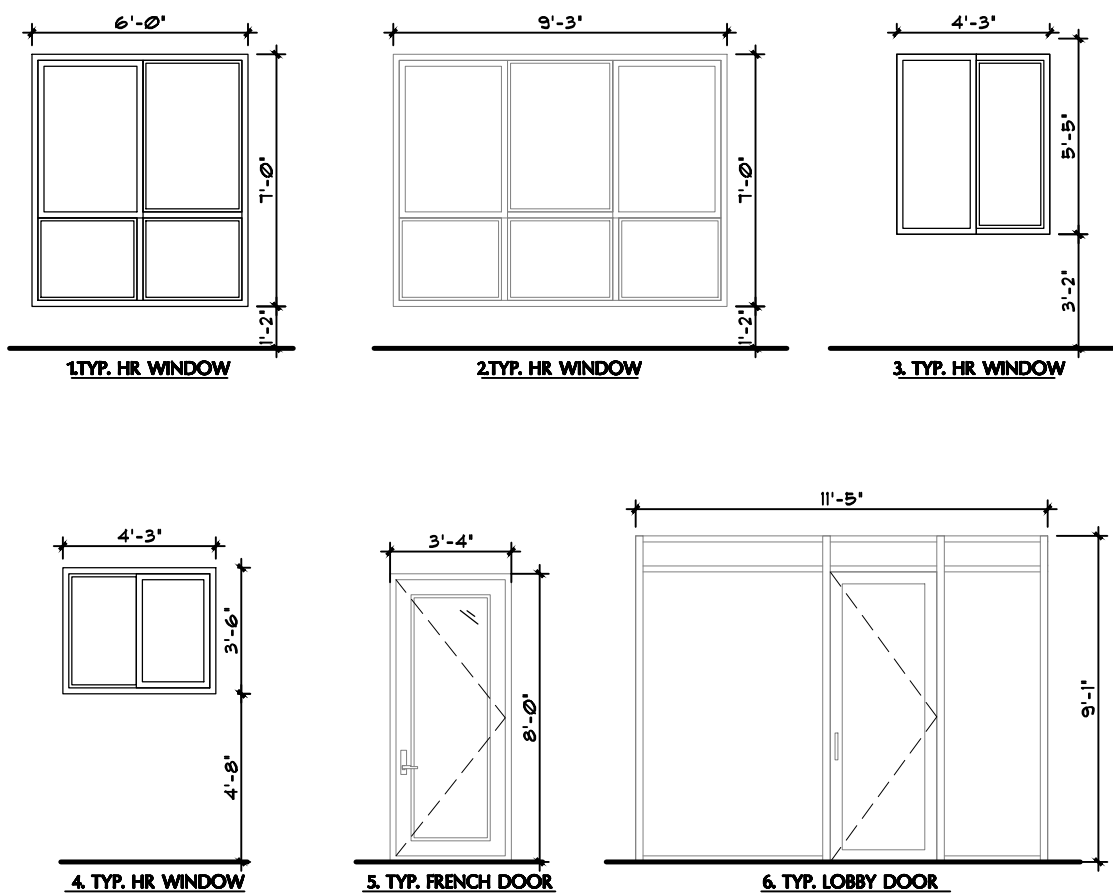
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Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

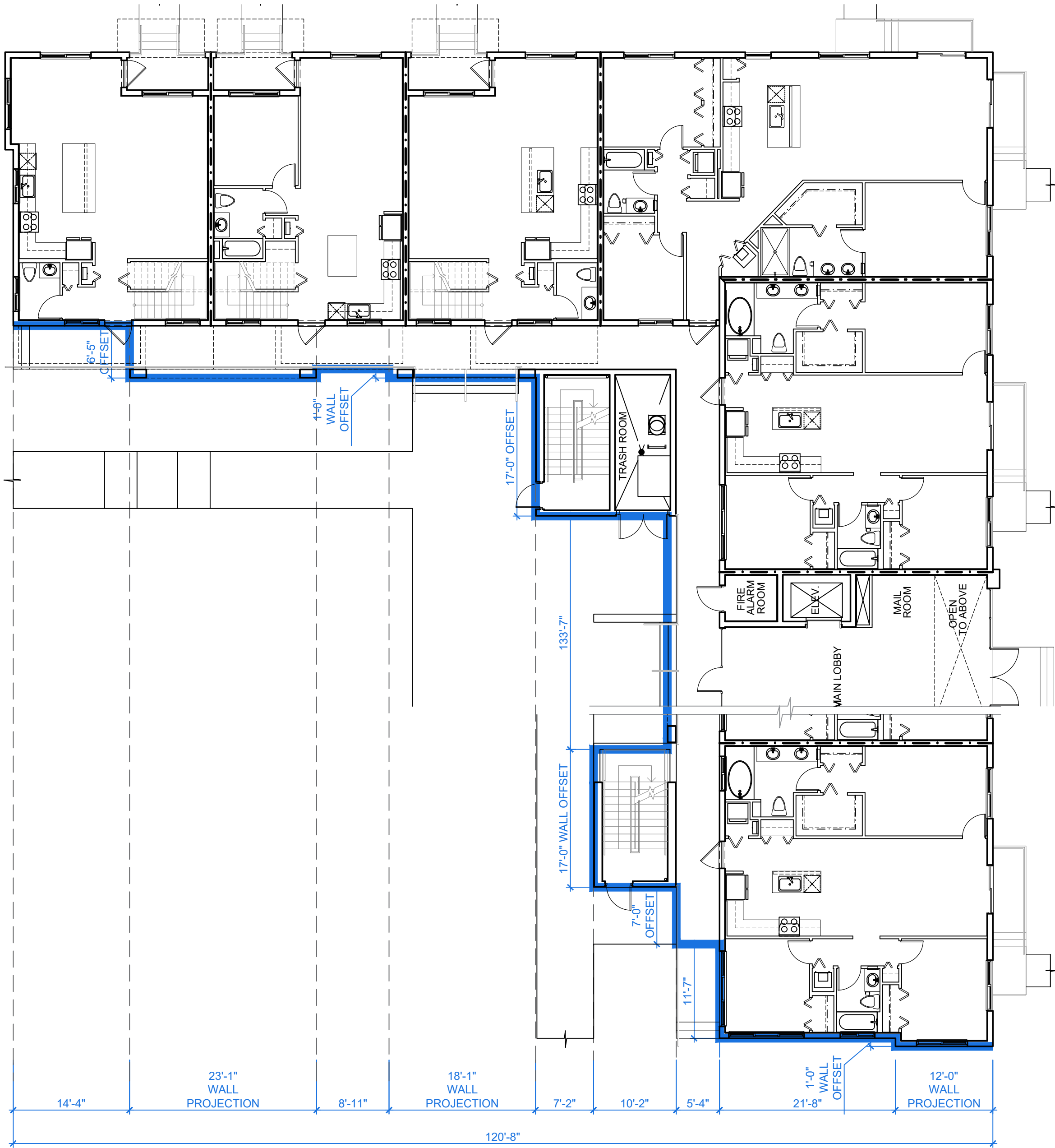
155.5602. COMMERCIAL, INSTITUTIONAL AND MIXED USED DESIGN STANDARDS BUILDING TYPE I		
FACADE ARTICULATION		SIDE LEFT ELEVATION (FACING PUBLIC STREET)
REQUIRED		PROVIDED
A. OFFSETS REQUIRED	FACADES GREATER THAN 40 FEET SHALL BE ARTICULATED (PROJECTIONS OR RECESSES)	120'-8"
	ONE FOOT DEEP MINIMUM (1 FT)	1 FT
	TENT WIDE 10 FT	12 FT
	NO MORE THAN 40 FEET APART	23'-1" TT MAX
B. OFFSET ALTERNATIVES	I. CHANGES IN FACADE COLOR OR MATERIAL THAT FOLLOW THE SAME DIMENSIONAL STANDARDS AS THE OFFSET REQUIREMENTS	BODY & ACCENT COLOR PROVIDED AND 3 OPTIONAL COLOR SCHEMES TO SELECT. ACCENT COLOR FOLLOWS OFFSET STANDARDS
	II. COLUMNS OR PILASTERS THAT ARE AT LEAST 8" DEEP AND 6" WIDE AND HAVE AT LEAST 80 PERCENT OF THE FACADES HEIGHT	N/A
	III. ROOFLINE CHANGES THAT VERTICALLY ALIGN WITH CORRESPONDING WALL OFFSET OR CHANGE IN FACADE COLOR OR MATERIAL, INCLUDING CHANGES IN ROOF PLANES AND CHANGES IN THE HEIGHT OF A PARAPET WALL	PARAPET ROOFLINES VERTICALLY ALIGN WITH MIDDLE AND BASE WALL OFFSET
	IV. AWNINGS OR OTHER SHADING SERVICES OVER DOORS AND WINDOWS THAT FOLLOW THE SAME DIMENSIONAL STANDARDS AS THE OFFSET REQUIREMENTS	EYEBROWS AND HALLWAYS ARE PROVIDING SHADING OVER DOORS AND WINDOWS

FACADE ARTICULATION CHART

LEFT SIDE ELEVATION FENESTRATION CALCULATIONS			
GLASS ITEM	GLASS AREA PER ITEM	# OF ITEMS	TOTAL SF PER ITEM
1.TYP. HR WINDOW	42.0 SF	1	42.0 SF
2.TYP. HR WINDOW	64.9 SF	1	64.9 SF
3.TYP. HR WINDOW	21.5 SF	6	129.0 SF
4.TYP. HR WINDOW	14.8 SF	0	0.0 SF
5.TYP. FRENCH DOOR	27.0 SF	4	108.0 SF
6.TYP. LOBBY DOOR	103.7 SF	0	0.0 SF
TOTAL			12
FACADE AREA (FIRST FLOOR / BASE)			1,123.0 SF
FENESTRATION PERCENTAGE (30% MIN)			30.6 %

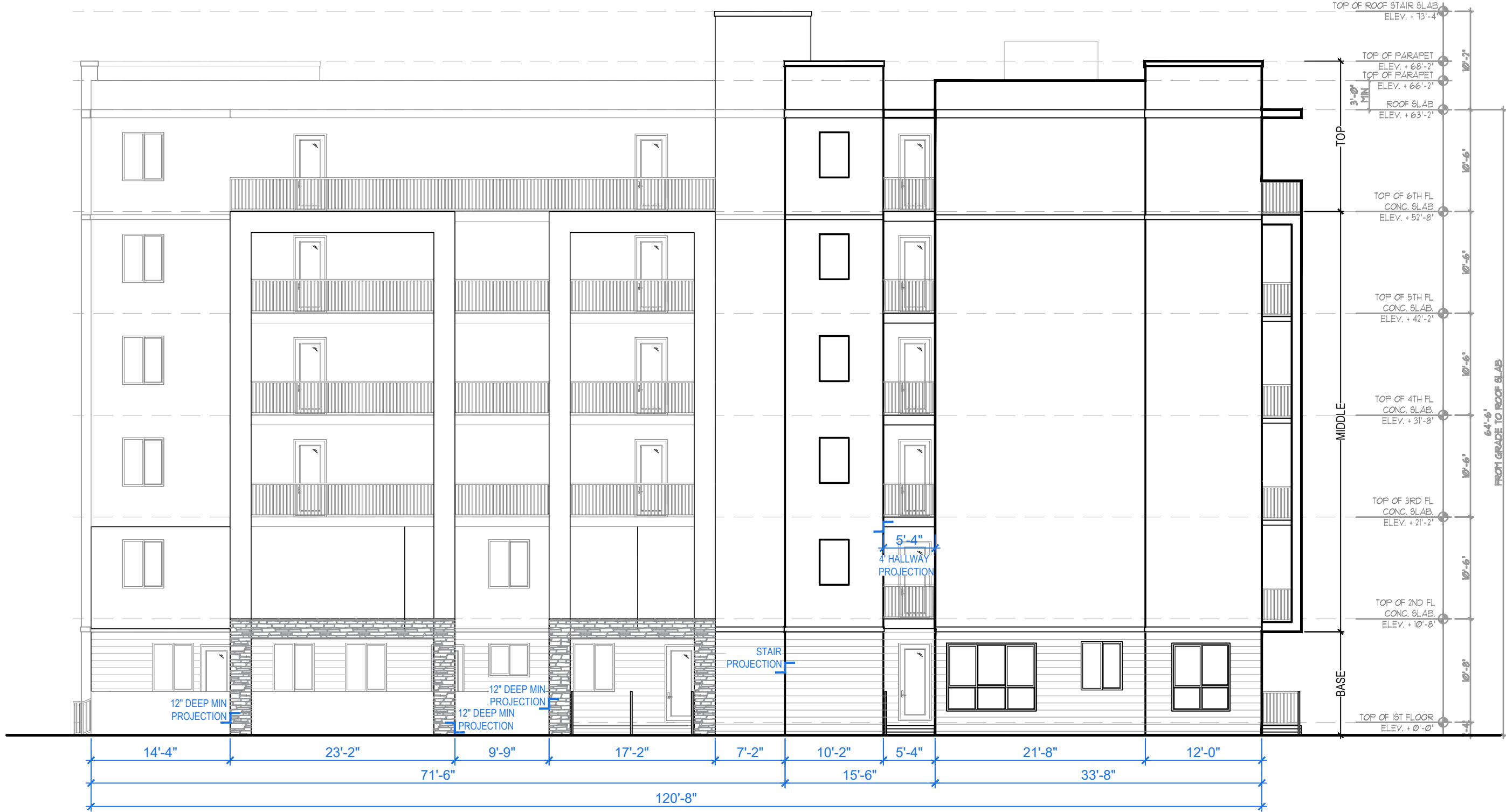


FENESTRATION CALCULATIONS



TYPE 48 UNIT BUILDING - TYP. 4TH-6TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



TYPE 48 UNITS BUILDING - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"